118.0	0003	0028.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	576,200 / 576,200
					USE VALUE:	576,200 / 576,200
					ASSESSED:	576,200 / 576,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
338		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEEKS THOMAS & REBECCA	
Owner 2:		
Owner 3:		
Street 1:	338 FOREST ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	AWTRY CORD T -
Owner 2:	FLEMING HEATHER -
Street 1:	338 FOREST ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1926, having primarily Vinyl Exterior and 1596 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	236,000		340,200	576,200
Total Card	0.092	236,000		340,200	576,200
Total Parcel	0.092	236,000		340,200	576,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.03 | /Parcel: 361.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 76241
GIS Ref:
GIS Ref:
Insp Date: 08/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0003-0028.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	236,000	0	4,000.	340,200	576,200	576,200	Year End Roll	12/18/2019
2019	101	FV	225,700	0	4,000.	345,100	570,800	570,800	Year End Roll	1/3/2019
2018	101	FV	225,700	0	4,000.	257,600	483,300	483,300	Year End Roll	12/20/2017
2017	101	FV	225,700	0	4,000.	233,300	459,000	459,000	Year End Roll	1/3/2017
2016	101	FV	206,700	0	4,000.	223,600	430,300	430,300	Year End	1/4/2016
2015	101	FV	184,000	0	4,000.	189,500	373,500	373,500	Year End Roll	12/11/2014
2014	101	FV	184,000	0	4,000.	179,800	363,800	363,800	Year End Roll	12/16/2013
2013	101	FV	184,000	0	4,000.	171,100	355,100	355,100		12/13/2012

!9181!

PRINT

Date	Time
12/10/20	23:41:19

LAST REV

Date	Time
09/12/18	10:48:34

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9181

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AWTRY CORD T,	65083-493		3/20/2015		550,000	No	No		
MAGIN SCOTT	49448-239		5/15/2007		345,000	No	No		
MIN HONG	39007-84		5/1/2003		334,000	No	No		
SPRISSLER CHARL	35771-301		6/7/2002		263,000	No	No		
SPRISSLER CHARL	23721-396		10/1/1993		99	No	No		F

USER DEFINED

Prior Id # 1:	76241
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/20/2017	1666	Redo Bas	23,850	C				
7/13/2017	842	Porch	4,219	C				
10/2/2015	1479	Manual	5,617					
9/4/2007	mn	Renovate	38,000	C		G9	GR FY09	basement remodel a
6/27/2005	535	Manual	2,500	C				restoration of sta
5/3/2004	336	Porch	3,000	C		G6	GR FY06	REPL PORCPOSTS / S
7/15/2002	513	Alterati	3,000	C				REMOVE WALL-NEW WI

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2018	MEAS&NOTICE	BS	Barbara S
12/3/2008	Meas/Inspect	336	PATRIOT
12/3/2008	MLS	MM	Mary M
8/16/2007	MLS	HC	Helen Chinal
3/14/2005	Permit Visit	BR	B Rossignol
8/16/2002	MLS	MM	Mary M
4/24/2000	Inspected	270	PATRIOT
2/15/2000	Measured	264	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	70.	1.22	5			Topo	-10					340,200						340,200	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	340,200	Spl Credit		Total:	340,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	121.488
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	264611
Depreciation:	28578
Depreciated Total:	236033

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4		BRs: 2		Baths: 1		HB					

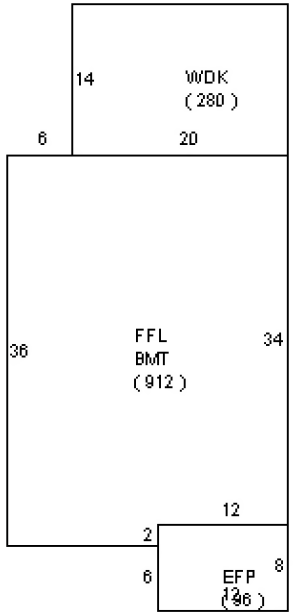
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	121.49
Special Features:	0	Val/Su Net:	107.27
Final Total:	236000	Val/Su SzAd	258.77

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	61.730	56,299
FFL	First Floor	912	121.490	110,797
WDK	Deck	280	9.570	2,680
EFP	Enclos Porch	96	55.580	5,336

Net Sketched Area:	2,200			Total:	175,112
Size Ad	912	Gross Are	2200	FinArea	1596

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0003-0028.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	